**City of Arapahoe, Nebraska**

**Minutes of City Council Meeting**

**September 23, 2025**

**7:30pm**

The City Council of the City of Arapahoe, Nebraska met in regular session at the EMCC Council Room at 7:30pm on the 23rd day of September 2025.

Notice of this meeting was given in advance thereof by publication in the Valley Voice, a copy of the proof of publication being on file in the City Clerk’s office.

**ROLL CALL**

Attending: Middagh, Kreutzer, Paulsen, Polston, tenBensel, Carpenter

**PUBLIC FORUM/PRESENTATIONS**

SMC Roofing Project Update.

Presentation by NPPD on New Wholesale Power Contract.

**CONSENT AGENDA**

Approval of Minutes of the September 9, 2025 Regular Meeting

Building Permits:

 #15 Ward Carpenter – Storage Room

SDL: Wagner’s 10-3-25 for Tasting

Moved by tenBensel, seconded by Carpenter, that the items listed under the consent agenda be approved, accepted, and/or ratified as presented.

Roll Call: Ayes: Paulsen, tenBensel, Polston, Middagh, Carpenter, Kreutzer

 Abstain: Carpenter from building permit #15

 Nay: None MOTION CARRIED.

**DISCUSSION/REPORTS**

Economic Development:

 Five Rule:

 VPR Update

 Comprehensive Plan Update Scheduled

 New Contract Presented

Moved by tenBensel, seconded by Carpenter, to approve contracting with Five Rule for FY2025-2026.

Roll Call: Ayes: Kreutzer, Carpenter, Middagh, Paulsen, tenBensel, Polston

 Nay: None MOTION CARRIED.

 Theatre CDBG Tourism Grant Update:

 Environmental Review Record reviewed.

Moved by Kreutzer, seconded by Paulsen, to approve the signing of the Environmental Review Record.

Roll Call: Ayes: Carpenter, Middagh, Kreutzer, Paulsen, tenBensel, Polston

 Nay: None MOTION CARRIED.

 Authorization to Request Funds reviewed.

Moved by Polston, seconded by Middagh, to approve the signing of the Authorization to Request Funds.

Roll Call: Ayes: Polston, tenBensel, Paulsen, Kreutzer, Middagh, Carpenter

 Nay: None MOTION CARRIED.

 Procedures & Code of Conduct and all other grant special conditions documents reviewed.

Moved by Middagh, seconded by Kreutzer, to approve the signing of the Procedures & Code of Conduct and all other remaining grant special conditions documents.

Roll Call: Ayes: Paulsen, Carpenter, tenBensel, Middagh, Polston, Kreutzer

 Nay: None MOTION CARRIED.

City Superintendent: gave report.

City Clerk/Treasurer: gave report. Proposed the replacement of the council laptops with reMarkable 2 tablets.

Moved by Paulsen, seconded by tenBensel, to approve the purchase of reMarkable 2 tablets to replace the council laptops.

Roll Call: Ayes: Carpenter, Middagh, tenBensel, Polston, Kreutzer, Paulsen

 Nay: None MOTION CARRIED.

Committee Reports:

 Golf: The next Gala has been awarded to the Golf Course. The Clubhouse has been asked to run the bar for the event with stipulations.

Moved by Carpenter, seconded by Polston, to approve the Clubhouse providing bar services with the stipulations requested by the Gala Committee.

Roll Call: Ayes: Kreuzter, tenBensel, Paulsen, Carpenter, Polston, Middagh

 Nay: None MOTION CARRIED.

**NEW BUSINESS**

Approval of Claims for the period

Moved by Middagh, seconded by tenBensel, to approve the claims and payroll for the period 9-10-25 to 9-23-25.

Roll Call: Ayes: tenBensel, Polston, Middagh, Kreutzer, Paulsen, Carpenter

 Abstain: Paulsen #103483 for $50.00, Middagh #103485 for $1170.11, Carpenter #103489 for $211.99

 Nay: None MOTION CARRIED.

TIF Payment Deferral

Moved by Carpenter, seconded by Kreutzer, to approve the addition of TIF Payment Deferral to the Landmark agreement.

Roll Call: Ayes: Kreutzer, Paulsen, Carpenter, Middagh, tenBensel, Polston

 Nay: None MOTION CARRIED.

Approval to sign a new NPPD 35-year contract

Moved by Kreutzer, seconded by Carpenter, to approve and instruct the Mayor to sign a new 35-year Wholesale Power Contract between Nebraska Public Power District and the City of Arapahoe.

Roll Call: Ayes: Polston, Middagh, Carpenter, tenBensel, Paulsen, Kreutzer

 Nay: None MOTION CARRIED.

Approval of partial payment of $68,600 to SMC for roofing materials already on site and being installed.

Moved by tenBensel, seconded by Kreutzer, to approve partial payment of $68,600 to SMC for roofing materials already on site and being installed.

Roll Call: Ayes: Middagh, tenBensel, Polston, Kreutzer, Paulsen, Carpenter

 Nay: None MOTION CARRIED.

Building Permit:

 #16 David Dodson – Privacy Fence & Patio Expansion

Moved by Middagh, seconded by tenBensel, to approve Building Permit #16 with the condition that the North setback be moved to follow City Zoning Code.

Roll Call: Ayes: Paulsen, Carpenter, Polston, Middagh, Kreutzer, tenBensel

 Nay: None MOTION CARRIED.

**ELECTED OFFICIALS**

**ADJOURNMENT**

The next regular City Council meeting is October 7, 2025 at 7:30pm in the EMCC Council Room.

There being no further business, the meeting is adjourned by unanimous consent at 9:28pm.

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Dixie Sickels, City Clerk

**City Claims approved as follows**: (*Abbreviations for this legal are: Ex, Expenses; Fe, Fees; Fu, Fuel; Re, Reimbursement; Se, Services; Su, Supplies*) American Ag Lab, Se 30.00, Se 27.56; Arrow Seed, Su 759.00; Brico, Se 490.00; CAMAS, Se 60.00, Se 90.00; CCarpenter, AmPy 37.50; CenturyLink, Se 53.04; Cline Williams, Se 2244.50, Se 850.00, Se 1000.00; D&N, Se 242.00; LDettmann, AmPy 308.00; EFTPS, Ex 2358.36, Ex 548.40, Ex 903.93; Eakes, Su 187.59, Su 669.90, Su 325.30; FYR-TEK, Su 1029.70; Five Rule, Se 7800.00; CGutierrez, Se 171.00; EHoefs, AmPy 50.00; SHoefs, AmPy 225.00; WHoefs, AmPy 158.00; MHouser, AmPy 112.50; DKoller, Ex 10.50; MacQueen, Su 500.00; Maguire Iron, Se 13520.00; Midlands Contracting, Se 15250.00; Municipal Pipe, Su 15033.50; Municipal Supply, Su 1374.72; NE Dept of Rev, Ex 527.38, 535.09; NE Liquor Control, Ex 41.75; NPPD, Se 185.94, Se 13487.35; PLIC, Ex 1370.11; Paulsen, Ex 546.00; JPaulsen, AmPy 50.00; Protex, Ex 194.75; Quadient, Ex 801.05; S&W, Su 7.99, Su 22.79, Su 427.78, Su 588.99, Su 10.17, Su 69.93, Su 17.62, Su 24.84; STJ Construction, Ex 1162.18; ASchrock, Se 100.00; JSchrock, AmPy 33.00; Stewart Tree Service, Se 31000.00; Svehla Law, Se 5746.50, Se 2244.35; UNITECH, Su 397.50; Verizon, Se 91.57; Vestis Se 73.11; W&J Carpenter Repair, Se 211.99